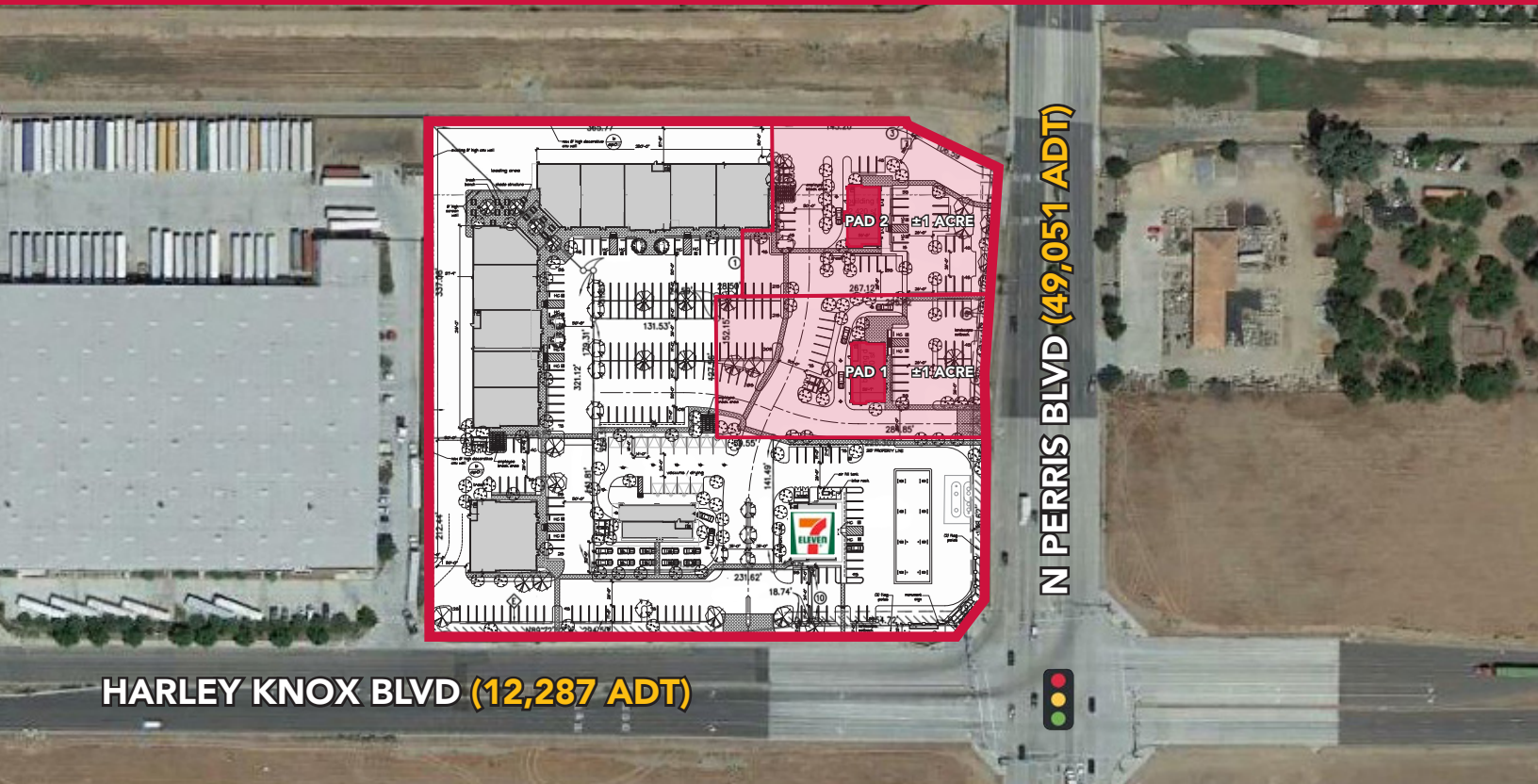




# UNDER CONSTRUCTION PADS AVAILABLE FOR SALE OR LEASE

NWC HARLEY KNOX BLVD & PERRIS BLVD, PERRIS, CA



**HARLEY KNOX BLVD (12,287 ADT)**

**N PERRIS BLVD (49,051 ADT)**

## PROPERTY HIGHLIGHTS

- Pads Available for Car Wash, Drive Thru/Fast Food
- 7-Eleven Anchored Center Under Construction
- Under served Trade Area
- Strong Daytime Demographics
- Signalized Intersection. Harley Knox Blvd, is Serviced by the on/off Ramp on the I-215 Freeway
- Traffic in Excess of 60K ADT
- Off Site Improvements Completed

## 5 MILE 2021 DEMOGRAPHICS



ESTIMATED POPULATION  
**190,044**

AVERAGE HOUSEHOLD INCOME  
**\$80,963**



ADJ. DAYTIME DEMOGRAPHICS  
**95,011**

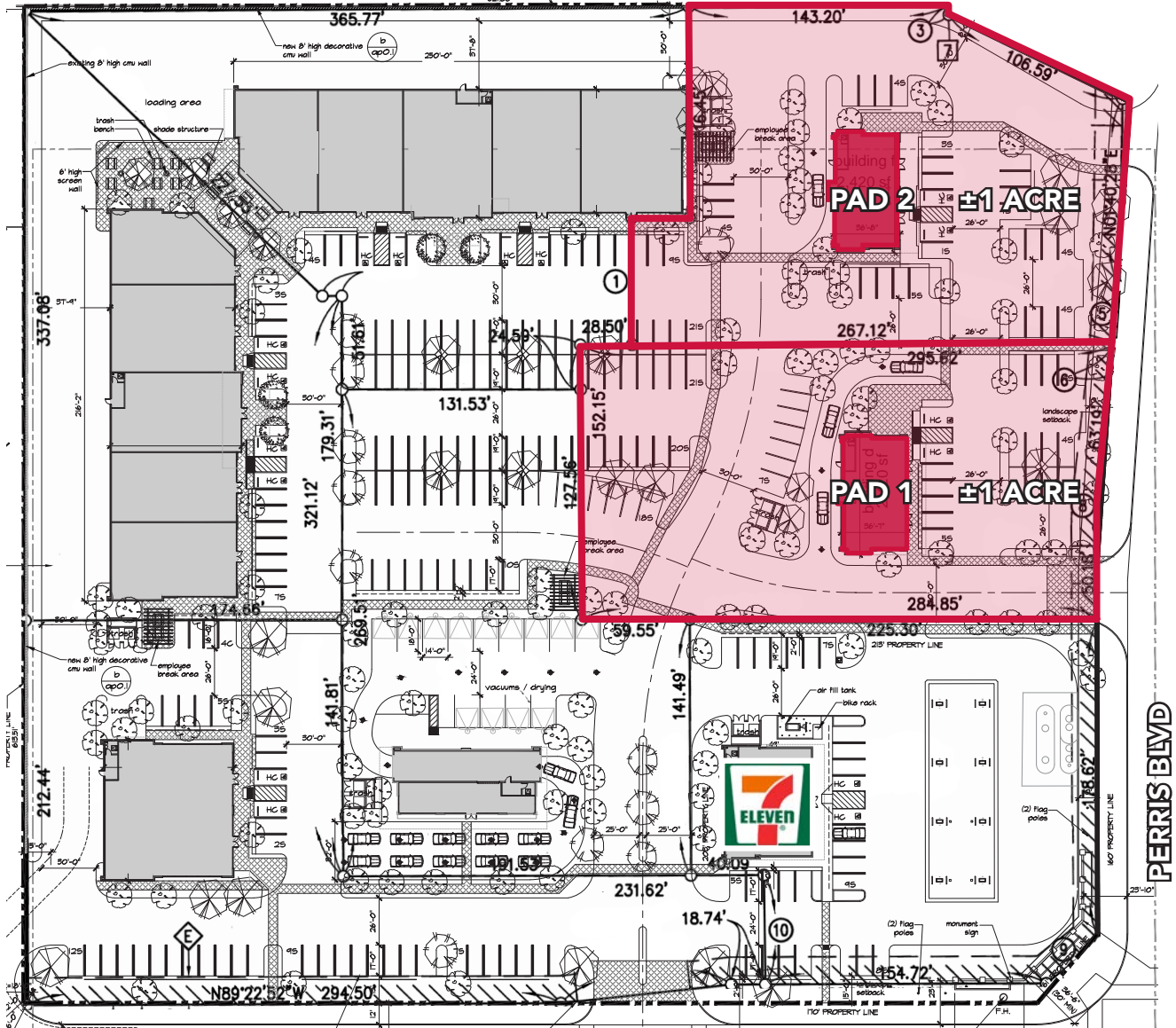
TRAFFIC COUNTS ON  
HARLEY KNOX BLVD. & PERRIS BLVD.  
**61,338 CPD**





# UNDER CONSTRUCTION PADS AVAILABLE FOR SALE OR LEASE

NWC HARLEY KNOX BLVD & PERRIS BLVD, PERRIS, CA



HARLEY KNOX BLVD

Rev. 04/18/22



